

TOWN OF YARMOUTH
COMMUNITY PRESERVATION COMMITTEE
MINUTES
October 7, 2015
FINAL

PRESENT: Gary Ellis, Tom Durkin, Tom Roche, Heather McElroy, Dorcas McGurrin
GUESTS: Kim Bourgea and Susan Roettig, Harwich Ecumenical Council for the Homeless; Mary Waygan, Yarmouth Affordable Housing Administrator
ABSENT: Nathan Small, Fred Fries, Thomas Kelley, Mary Ann Walsh
STAFF: Jennifer Copeland
LOCATION: Room A, Town Offices, 1146 Route 28, South Yarmouth, MA

CONVENE

Chairman Ellis opened the Community Preservation Committee (CPC) meeting at 3:01 p.m.

NEW BUSINESS

The CPC reviewed the following correspondence:

- CPA FY16 package to Selectmen, Finance and Capital Budget Committees, 9/30/15
- Opinion from Town Counsel re: preservation of housing units, 11/3/14

YARMOUTH TOWN CLERK

17AUG21PM4:14 REC

PRESENTATIONS

Yarmouth Housing Emergency Loan HECH Program App. #155: Kim Bourgea and Susan Roettig of the Harwich Ecumenical Council for the Housing (HECH) presented an application for \$118,000 to provide 15-year, 0%-interest, forgivable loans to preserve the integrity of homes for income-eligible Yarmouth property owners through the Yarmouth Home Emergency Loan Program (HELP). They are hopeful that the HELP program will become an ongoing program in town.

HECH income-qualifies the applicant according to the Housing and Urban Development (HUD) standards and confirms that the necessary emergency conditions exist. The Town then signs off on the application. They would like to preserve five homes with these funds.

Discussion:

Mr. Durkin asked for clarification on the response to Question #7, which is regarding maintenance. Ms. Roettig explained that this response is in reference to the loan, not the rehabilitation work or physical structure. The Town is not responsible for maintaining the liens or doing subordinations.

The applicants also explained that this program is similar to the Community Development Block Grants (CDBG) but is more flexible. It is essentially an outgrowth of CDBG that can be tailored to each town. Septic systems do not qualify for this program.

Chairman Ellis asked how the \$118,000 request is divided. \$18,000 is soft costs; \$100,000 funds the loans. Ms. Copeland referenced the Department of Housing and Community Development Public Housing Notice 2013-14 to clarify what type of work qualifies as preservation activity appropriate for CPA funding.

Ms. Waygan explained that HECH had applied for CDBG funds. There were two reasons that Ms. Waygan suggested they apply for CPA funds instead. First, the Town's total CDBG award this year was \$125,000. HECH's request would have utilized most of that award. Second, CDBG requires lead paint

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abatement if it is detected in the home, which is not uncommon. Abatement alone can cost \$20,000 to \$30,000 or more which makes the CDBG funds impractical to use in emergency situations, particularly when the home is occupied. The objective of this HECH program is to preserve homes for income-eligible residents.

OTHER BUSINESS

- a. Acceptance of CPA applications after due date: Chairman Ellis noted that in the past the Committee has accepted late applications, but a policy should be established. Currently under consideration is Application #163 Splash Pad Feasibility Study from the Department of Parks, Recreation, and Cemeteries. Ms. McGurrin noted that this application is late because it was originally presented to the Capital Budget Committee, which denied it.

After discussion it was agreed that late applications should be considered at the discretion of the Committee; also that the CPA application deadline should be after the Capital Budget Committee decisions so as to avoid this scenario in the future. **VOTE:** Ms. McGurrin moved to accept Application #163 after the deadline. Mr. Roche seconded. The vote was unanimous 5-0.

The Committee also agreed that Heather McElroy would contact the Coalition to find out what policies have been established by other towns. The main concern is with reporting because there needs to be public notice and recommendation to town meeting. Ms. Copeland suggested, and the Committee agreed, that she would take some basic information from late applicants and bring that info to a CPC meeting before requiring a full application.

- b. CPC Member Representative Updates: Chairman Ellis reported that he went to the CPA meeting at the State House on 10/6/15. His impression is that there is substantial support on Beacon Hill for increasing the amount of money available under the CPA.

Mr. Roche gave an update of the Planning Board's potential zoning changes/clarifications re: building height, display of autos for sale, land area for a 2-family dwelling, home business definitions, septage treatment facilities for town parcels in B1 and B3, changing gas station use from by-right to special permit, and setbacks.

ADJOURN

As there was no further business, Ms. McGurrin moved to adjourn the meeting at 4:01 p.m. Mr. Roche seconded. The vote was unanimous 5-0.

HANDOUTS AT THE MEETING (Located in the Department of Community Development)

1. CPA FY16 package to Selectmen, Finance and Capital Budget Committees, 9/30/15
2. Opinion from Town Counsel re: preservation of housing units, 11/3/14
3. HECH "HELP" Program Guidelines (Handout #1)

Respectfully submitted,
Jennifer Copeland
Program Coordinator



Mary Ann Walsh, Clerk

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